



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

March 07, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
QUITCLAIM OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE STATE OF CALIFORNIA
PROJECT NO. 275-485, PARCEL 1EXE,
IN THE WEST ADAMS/EXPOSITION PARK COMMUNITY
OF THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for covered storm drain and appurtenant structures purposes in Parcel 1EXE related to Project No. 275-485, in the West Adams/Exposition Park community of the City of Los Angeles, from the Los Angeles County Flood Control District to the underlying fee property owner, the State of California.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the easements for covered storm drain and appurtenant structures purposes in Parcel 1EXE related to Project No. 275-485, in the West Adams/Exposition Park community of the City of Los Angeles, are no longer required for the purposes of the Los Angeles County Flood Control District.

3. Approve the project, which is the quitclaim of easements from the Los Angeles County Flood Control District to the underlying fee property owner, the State of California.

4. Instruct the Chair of the Board of Supervisors to execute the Quitclaim of Easements document and authorize delivery to the State of California.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Flood Control District to quitclaim its easements for covered storm drain and appurtenant structures purposes to the underlying fee property owner, the State of California. The easements are located in the West Adams/Exposition Park community of the City of Los Angeles as shown on the map attached to the enclosed Quitclaim of Easements document.

Between 1962 and 1963, the District acquired the easements for covered storm drain and appurtenant structures purposes in connection with Project No. 275-485. In 2022 the State realigned a portion of the storm drain (Project No. 275-485) as part of its Exposition Park Project. Accordingly, the State granted the District a new easement to accommodate the realigned location of the storm drain and as a result, the District has no further need for the original easements.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by allowing the County to relinquish the easements since a replacement easement has been granted over the new alignment. This action will optimize operational efficiencies.

FISCAL IMPACT/FINANCING

There will be no significant impact to the County General Fund.

There will be no monetary consideration for the quitclaim of easements since the State granted the District a replacement easement in exchange for the quitclaim of the easements.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed quitclaim is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The Quitclaim of Easements document has been approved by County Counsel as to form and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project, which is the quitclaim of easements, is exempt from CEQA. The quitclaim of the subject easements is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15312 of the CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject easements do not have significant value for wildlife habitat or other environmental purposes and are incapable of independent development. In addition, based on the proposed project records, the proposed project will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim of Easements document to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:GE:mr

Enclosures

c: Auditor-Controller (Accounting Division—Asset
Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

DGS - CALIFORNIA DEPARTMENT OF
GENERAL SERVICES
Office of Exposition Park Management
700 Exposition Park Drive
Los Angeles, CA 90037

Space above this line reserved for Recorder's use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE.

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY
TRANSFER TAX is \$ Zero

Assessor's Identification Numbers:
5037-027-937 (Portion)
5037-028-905 (Portion)

QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the STATE OF CALIFORNIA, acting by and through the Office of Exposition Park Management, all its right, title, and interest in and to the following easements, insofar and only insofar as they exist on the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

An easement and right of way at any time, and from time to time, to construct, reconstruct, operate, maintain, repair, renew, remove and replace, a covered storm drain and appurtenant structures, acquired by Grant of Easement for Right of Way document, recorded on October 9, 1962, as Document No. 4371, in Book D1783, page 781, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 1EXE in said Exhibit A and shown on and delineated on said Exhibit B.

An easement to construct, operate and maintain a covered storm drain and appurtenant structures, acquired by Easement document, recorded on March 29, 1963, as Document No. 5830, in Book D1973, page 127, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, also described as Parcel No. 1EXE in said Exhibit A and shown on and delineated on said Exhibit B.

File with: Project No. 275-485 Parcel No. 1
Parcel No. 1EXE
I.M. 114-197
S.D. 2 L17007230M
Project ID No. MPM0001018

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT, a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisor
of the County of Los Angeles

Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer of the
Board of Supervisors of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
Interim County Counsel

By *Jonathan Bragle*
Deputy

APPROVED as to title and execution,
_____, 20____.
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the State of California, acting by and through the Office of Exposition Park Management (pursuant to Government Code Section 27281), accepts the interests in real property described in the within Quitclaim of Easements document and consents to the recordation thereof.

ACCEPTED:

STATE OF CALIFORNIA
Office of Exposition Park Management

By: _____
Vanessa Esparza, Acting General Manager

Date: _____

ACKNOWLEDGED:

STATE OF CALIFORNIA
Department of General Services
Ana M. Lasso, Director

By: _____
Michael P. Butler, Chief
Real Property Services Section

Date: _____

PSOMAS

FILE WITH:
Project No. 275-485 Parcel No. 1
39th Street
Affects :Parcel No. 2
275-485-RW 1
A.I.N. 5037-027-937, 5037-028-905
I.M. 114-197
S.D. 2
L17007230M

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. 1 EXE (Quitclaim of Easement):

Those certain parcels of land in 39th Street, formerly San Bernardino Avenue, as shown on map of Southern District Agricultural Park and Adjoining Lots, recorded in Book 4, page 352, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, vacated by City of Los Angeles Ordinance No. 32846, New Series, and in said Southern District Agricultural Park and Adjoining Lots, described in deeds to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D1783, page 781 and in Book D1973, page 127, both of Official Records, in the office of said Registrar-Recorder/County Clerk, more particularly described as follows:

Beginning at a point on the southerly prolongation of the east line of Bill Robertson Lane, 60.00 feet wide, formerly Menlo Avenue, 60.00 feet wide, as shown on County Surveyor's Map No. B-346, on file in the office of the Director of the Department of Public Works of said County, distant thereon South 00°06'04" West 40.00 feet from the southerly line of Lot 67 of said Southern District Agricultural Park and Adjoining Lots map, as said southerly line is shown on said County Surveyor's Map No. B-346; thence South 89°56'58" East 15.02 feet; thence North 00°02'09" East 19.00 feet; thence South 89°56'58" East 80.00 feet;
thence South 00°03'02" West 18.00 feet; thence North 89°56'58" West 47.00 feet;
thence South 00°03'02" West 15.00 feet; thence South 89°56'58" East 49.92 feet;
thence South 00°03'02" West 20.00 feet; thence North 89°56'58" West 80.00 feet;
thence South 00°03'02" West 34.00 feet; thence South 89°56'58" East 20.00 feet;

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1 thence South 00°03'02" West 8.00 feet; thence North 89°56'58" West 20.00 feet;
2 thence South 00°03'02" West 33.00 feet; thence South 89°56'58" East 20.00 feet;
3 thence South 00°03'02" West 8.00 feet; thence North 89°56'58" West 38.04 feet to said
4 prolonged easterly line; thence along said prolongation, North 00°06'07" East 117.00 feet
5 to the True Point of Beginning;

6
7 Having an area of 5,919 square feet, more or less.

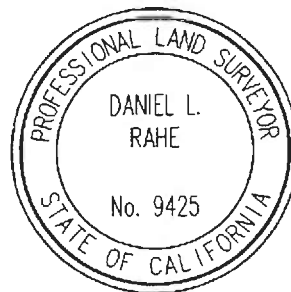
8
9 This Legal Description is described on the accompanying "Legal Description Map,
10 Exhibit B", is made a part hereof for reference purposes, was prepared as a convenience,
11 and is not intended for the use in the division and/or conveyance of land in violation of
12 the Subdivision Map Act of the State of California.

13
14
15 

16
17 Daniel Rahe, PLS 9425

18 PSOMAS

19
20 Date: 01-28-2021

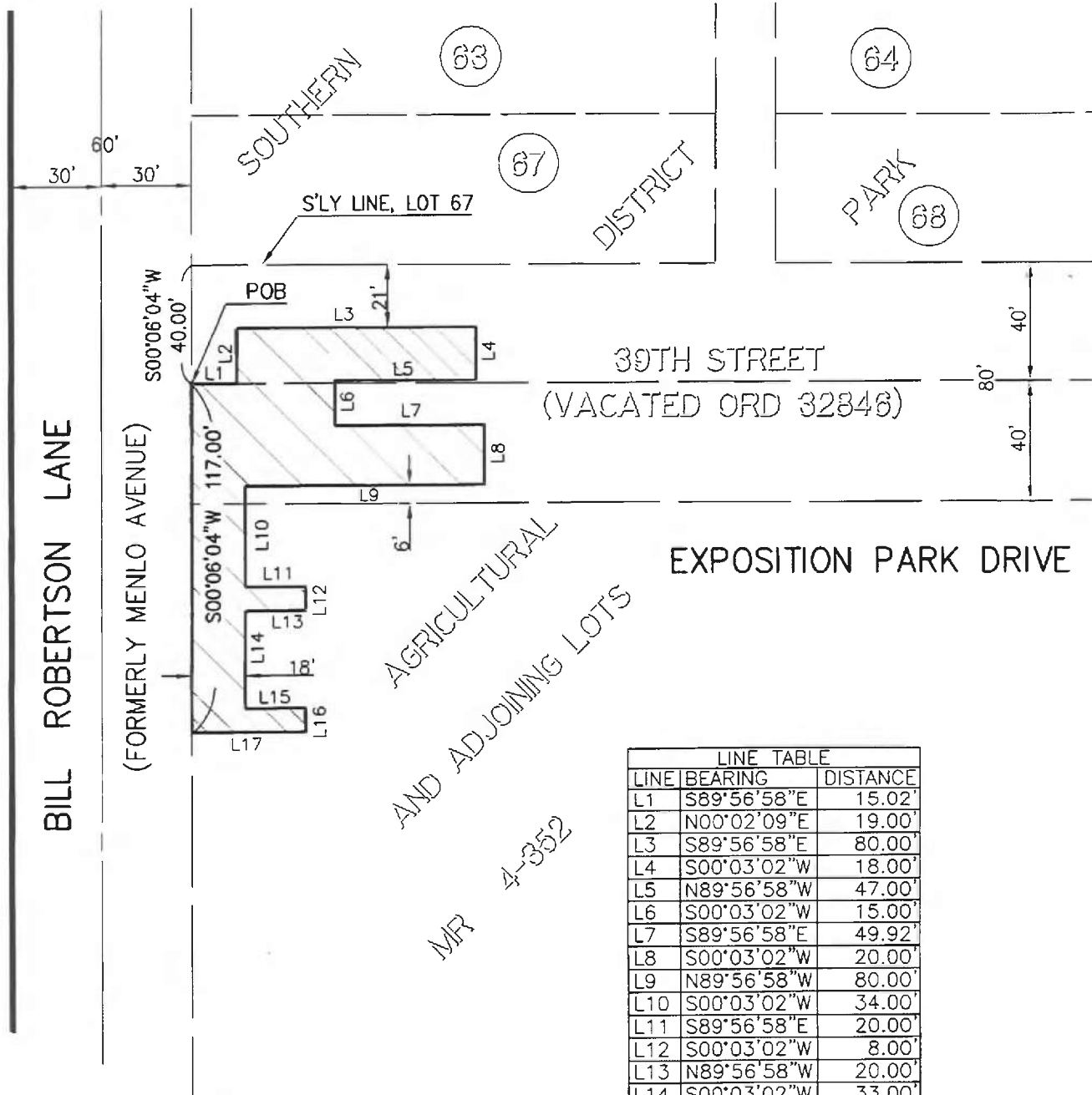


SCALE: 1" = 50'

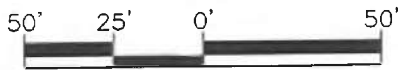
SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION MAP EXHIBIT 'B'

IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA




| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°56'58"E | 15.02' |
| L2 | N00°02'09"E | 19.00' |
| L3 | S89°56'58"E | 80.00' |
| L4 | S00°03'02"W | 18.00' |
| L5 | N89°56'58"W | 47.00' |
| L6 | S00°03'02"W | 15.00' |
| L7 | S89°56'58"E | 49.92' |
| L8 | S00°03'02"W | 20.00' |
| L9 | N89°56'58"W | 80.00' |
| L10 | S00°03'02"W | 34.00' |
| L11 | S89°56'58"E | 20.00' |
| L12 | S00°03'02"W | 8.00' |
| L13 | N89°56'58"W | 20.00' |
| L14 | S00°03'02"W | 33.00' |
| L15 | S89°56'58"E | 20.00' |
| L16 | S00°03'02"W | 8.00' |
| L17 | N89°56'58"W | 38.04' |



GRAPHIC SCALE
SCALE: 1" = 50'

LEGEND

 AREA DESCRIBED IN
LEGAL DESCRIPTION

DATE: 10/20/2020

PSOMAS

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213)223-1400 (213)223-1444 (FAX)

USC